

City Environment Matrix

Type of Environment	Issue	Primary Regulatory Authority	What else can the City do?	Is it a zoning issue?	Competing policy issue if in Zoning Ordinance
Natural	Hazardous Wastes / Spills	State	City is first responder for spills	No	
Natural	Air Quality	Federal and State	Can promote fewer trips for employees and citizens, enhance access to public transit, change fleet vehicles, participate in regional efforts	Not generally - Can be affected by things that require fewer auto trips such as home based businesses, live-work developments, more walkability	These uses may increase density in certain areas of the City and should be located around transit stops for multi-modal transportation options
Natural	Forest & Tree Preservation	State law requires City Forestry Regulations	Revise forestry regulations	Not generally - Can be by providing flexibility in development requirements which often lead to tree removal	On-site retention / re-forestation can reduce amount of development allowed on a site.
Natural	Water Quality	Federal and State (and City is drafting a water quality ordinance for adoption in 06)	Fully implement NPDES permit requirements	No	
Natural	Stormwater Management	State law and City Code	Ensure adequate stormwater management and stream protection in CIP	Not generally - Can be by limiting impervious surfaces in residential districts and consideration of reduction in other districts	

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Natural	Parkland	City	Provide additional parkland dedication	Could be if providing parkland per X new residential lots were required	Additional parkland will reduce amount of development allowed on site unless other development requirements are adjusted accordingly (height of a building for instance)
Natural	Invasive Species	State	Prohibit invasive exotic species on landscaping plans for new development.	No - Though the City typically requires invasives removal during development which is not regulated by the state.	
Built	Heat Island Effect	City	Provide Additional landscaping requirements, encouraging green roofs and other green bldg techniques	Not generally - While it is often a separate regulation, these standards can be incorporated into the ADO	
Built	External Lighting	City	Lighting regulations do not currently address light pollution impacts	Yes - Can be by establishing lighting zones and promulgating lighting regulations based on zone.	
Built	Noise	Montgomery County	Could provide stricter guidelines	Could be performance regulation	Would cost to acquire staff and equipment to enforce
Built	Trash & Recycling	City	Could have additional regulations for sustainable waste	No	
Built	Energy		Could develop additional programs and policies for alternative energy / fuel sources	No	

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Built	LEED or Alternative Green Building requirements	City	Could include as Amenity requested or separate regulation for the City	Can be in the ADO	What development regulations would be allowed to be adjusted in return for this amenity?
Built	Signage	City	Could review to ensure the types of signs City desires are regulated for	Yes	Signage can also be associated with light pollution if signs are lighted
Built	Vibration	City	Could include as performance regulation	Yes	Cost to enforce
Built	Shadows / Solar Access	City	Could include as Amenity requested or base district regulation	Yes	Cost to enforce / preclusion it may cause on new development